

**MEMORANDUM****Transportation and Development – CC Memo No. 13-080****DATE:** AUGUST 15, 2013**TO:** MAYOR AND COUNCIL**THRU:** RICH DLUGAS, CITY MANAGER *RD*  
MARSHA REED, ASSISTANT CITY MANAGER *MK*  
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *PJZ*  
JEFF KURTZ, PLANNING ADMINISTRATOR *RK*  
KEVIN MAYO, PLANNING MANAGER *KM***FROM:** SUSAN FIALA, CITY PLANNER *SF***SUBJECT:** PDP13-0005 KRISPY KREME DOUGHNUTS

Request: Preliminary Development Plan (PDP) approval for site layout and sign package for a retail bakery

Location: 1055 West Chandler Boulevard, southwest corner of Chandler Blvd. and Alma School Road

Applicant: Kevin Kerpan, Kerpan Planning & Design, LLC

Project Info: 1.23 acre site

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and the Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval, subject to conditions.

**BACKGROUND**

The subject site is within the “Park at Chandler” shopping center located at the southwest corner of Chandler Boulevard and Alma School Road. Several of the businesses in the development include Home Depot, Safeway, Staples, Wendy’s, and Bank of America. The subject site was formerly the Washington Mutual Bank until Chase Bank took over the bank and the building was no longer needed. A larger Chase Bank exists across Chandler Boulevard. The new business will be a Krispy Kreme Doughnuts.

A condition of approval for the Washington Mutual Bank Preliminary Development Plan (PDP), approved by Council in June, 2003, stated that the drive-thru lanes and windows shall be used for financial institution purposes only and any other purpose requires a new PDP reapplication and approval. The proposed use of the drive-thru lanes and the drive-up windows will change to accommodate the retail bakery; thus the requested PDP amendment.

The request is for approval of the site plan and sign package for Krispy Kreme Doughnuts. The parcel is irregularly shaped, almost triangular. Given this unique shaped parcel, there are limitations to what can be modified to the site. The applicant re-designed the site in a more ‘conventional’ layout to accommodate the driver side’s direct access to the menu board and the pick-up window.

The modifications to the site plan include reversing the direction of the drive-thru lane from south to north, reconfiguring the parking, increasing the height of select screen walls, and reducing the width of the entry driveway from 40 feet to 30 feet. The queuing length of the drive-thru is extended and a menu board will be installed to coordinate with the building materials and color. Landscape is modified to accommodate the drive-thru lane by removing several shrubs and trees and adding shrubs to screen the drive-thru lane.

The building elevations remain essentially the same with several minor changes that include refreshing the paint to match the approved colors and adding a green accent color to complement the color palette, adding a roll up door for deliveries, and removing one window.

The proposed comprehensive sign package identifies building mounted signage as reverse halo illuminated channel signs with interior exposed neon signs. The applicant requests approval to increase the total allowed sign area from 100 square feet to 115.7 square feet. Two exterior building mounted signs and two interior neon signs are proposed. The minimal increase of 15.7 square feet to the allowable total sign area is appropriate because the signs are proportional to the building elevations and meet the quality standards required for signs within shopping centers. Directional signs and a menu board are also included in the sign package. Exhibit 9 of the Development Booklet illustrates the sign package.

## **DISCUSSION**

Planning Staff supports the request to modify the site layout, building architecture, and sign package finding the revisions to be compatible with the ‘Park at Chandler’ shopping center while providing the new retail bakery a functional and well-designed site and building. The reversed direction of the drive-thru lane provides adequate vehicular and pedestrian separation through use of curbing, landscape, signage, and pavement striping. Parking maintains Code requirements. Screen wall height is modified from three to four feet in select locations to further conceal the drive-thru lane and parked vehicles.

## **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood notification letter was sent out on June 7, 2013.

- At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 0    Absent: 1 (Baron)

Planning Commission requested minor site plan revisions to address on-site vehicular circulation. The pavement striping is extended and directional signage is added to further emphasize the one-way drive as it meets the two-way drive. The applicant promptly made these changes as Commission recommended and are shown in the attached site plan.

### **RECOMMENDED ACTION**

#### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the Planned Area Development (PAD) zoning, recommend approval of PDP13-0005 KRISPY KREME DOUGHNUTS, Preliminary Development Plan for site layout and sign package of a new retail bakery, subject to the following conditions:

1. Compliance with original conditions adopted by the City Council as Ordinance No. 2629 in case PL96-001 SOUTHWEST CORNER OF ALMA SCHOOL AND CHANDLER BOULEVARD, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Krispy Kreme Doughnuts", kept on file in the City of Chandler Planning Division, in File No. PDP13-0005, except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

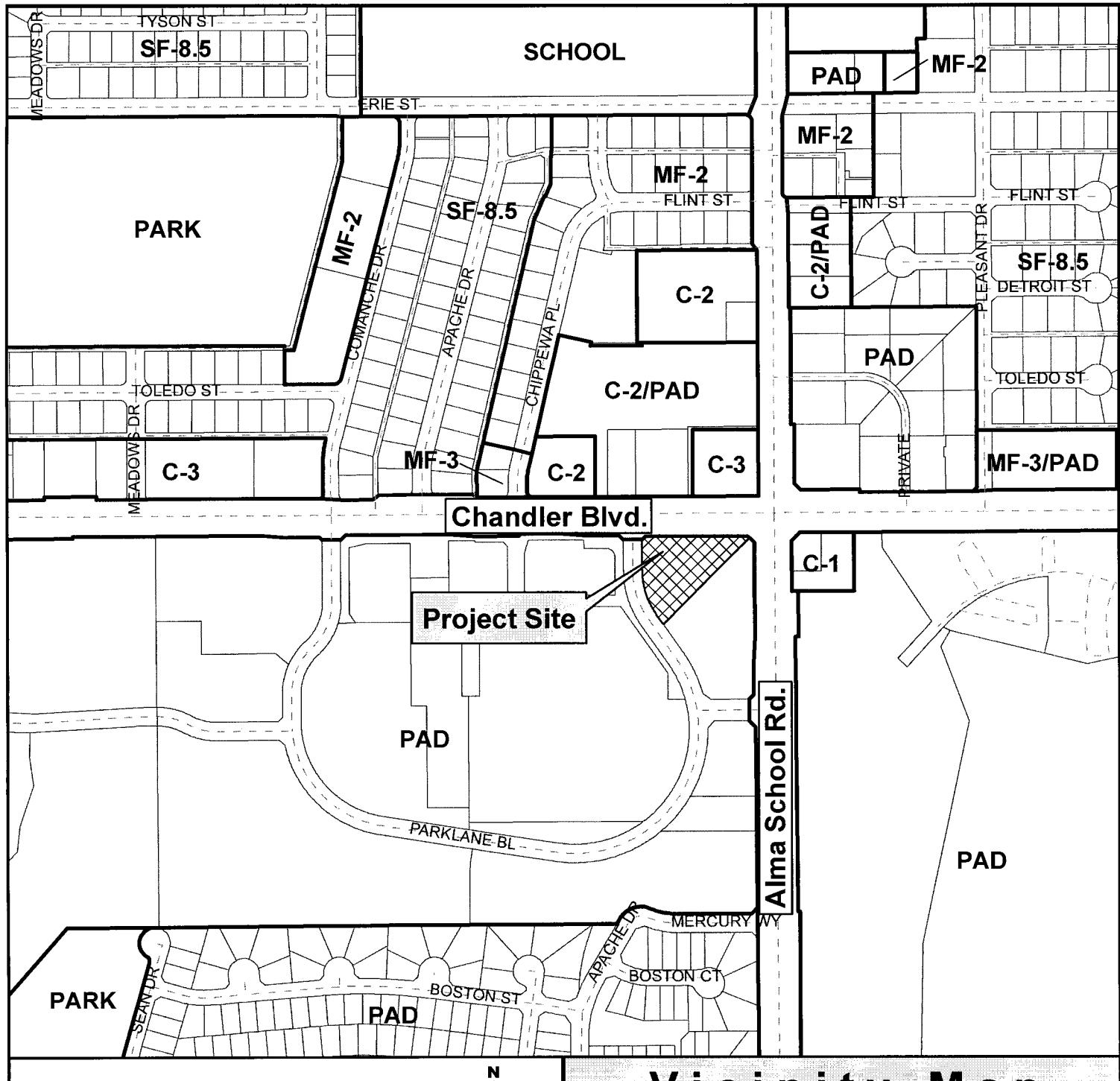
### **PROPOSED MOTION**

#### **Preliminary Development Plan**

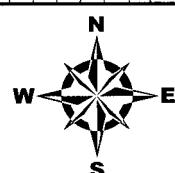
Move to approve PDP13-0005 KRISPY KREME DOUGHNUTS, Preliminary Development Plan for site layout and sign package of a new retail bakery, subject to the conditions as recommended by Planning Commission and Planning Staff.

### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet



Vicinity Map



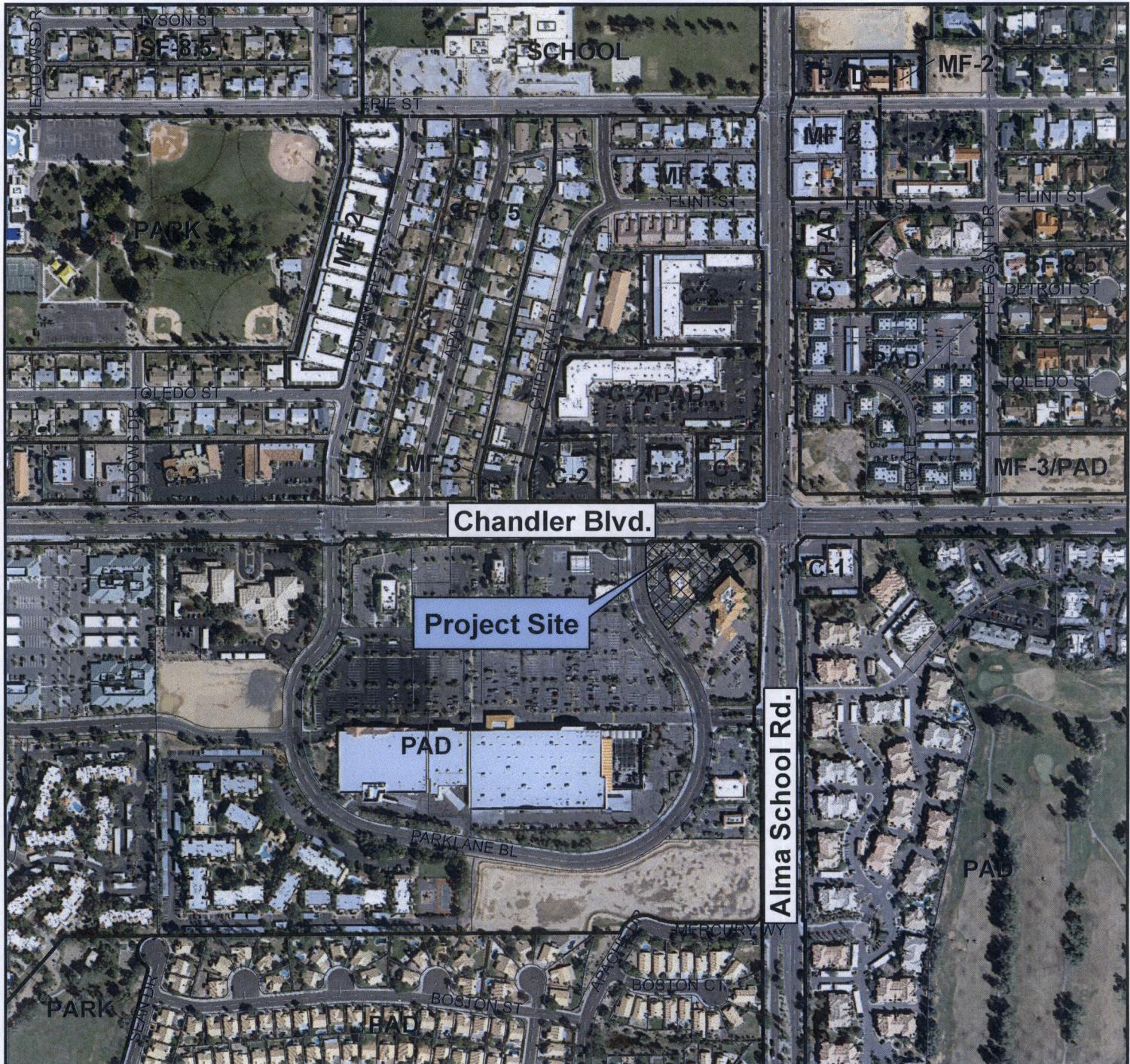
PDP13-0005

Krispy Kreme Doughnuts

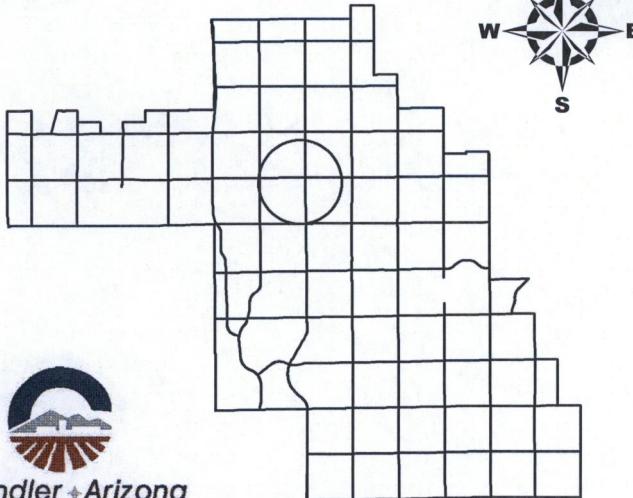


Chandler • Arizona  
Where Values Make The Difference

CITY OF CHANDLER 5/20/2013



## Vicinity Map



PDP13-0005

Krispy Kreme Doughnuts

### **project directory**

OWNER: HOT GLAZED ENCHANTMENT, INC.  
C/O KERSHAW GROUP  
2755 CARMON STREET, SUITE 200  
LAKEWOOD, CALIFORNIA 90212  
CONTACT: PAUL KERAN  
PHONE: (310) 591-4212  
E-MAIL: paul@kernpan.com

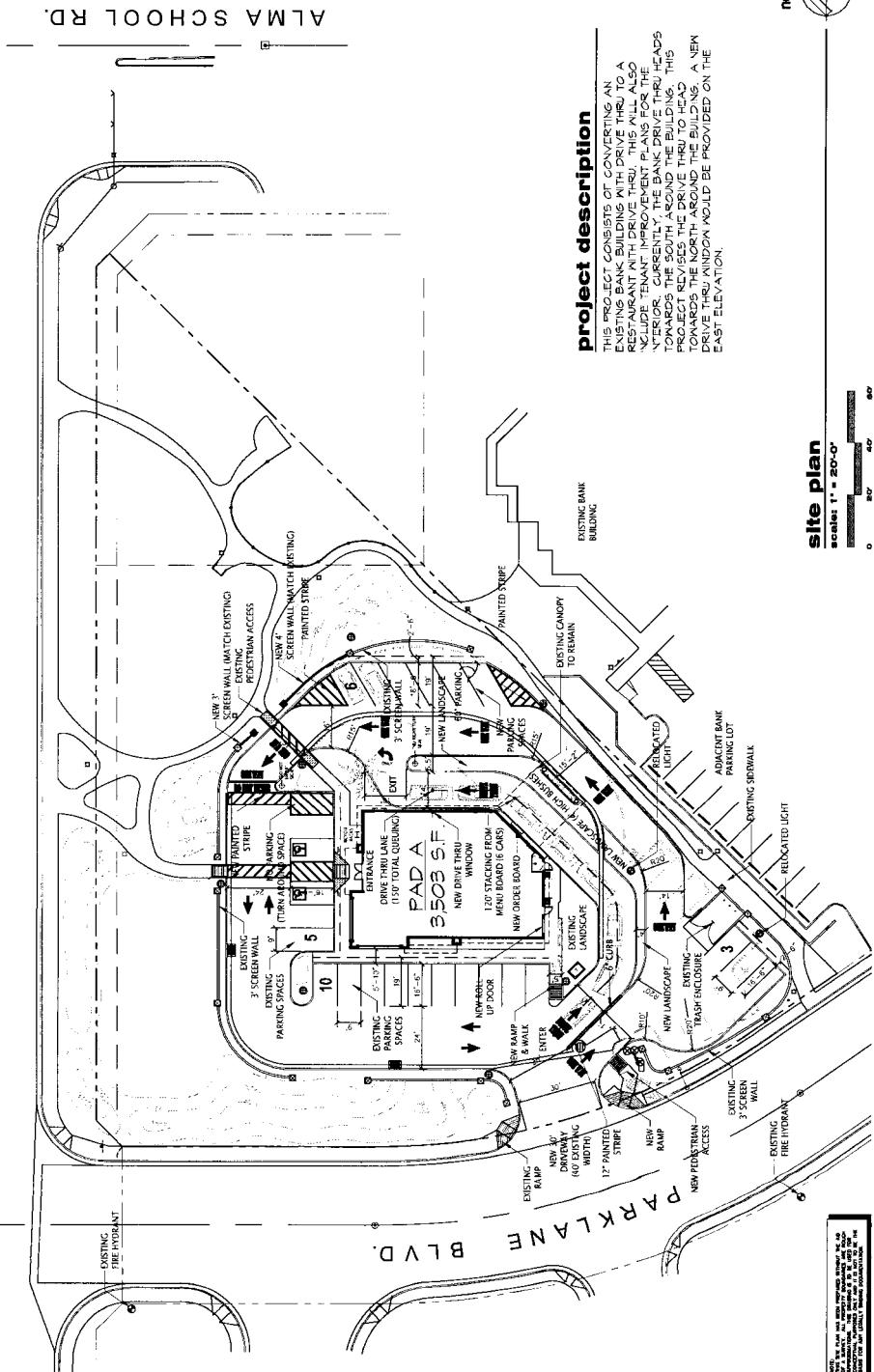
ARCHITECTURAL PLANNING AND DESIGN LLC:  
KERSHAW PLANNING AND DESIGN LLC  
1874 E. GRAND CANYON DRIVE  
CHANDLER, ARIZONA 85248  
CONTACT: KEVIN D. KERAN  
PHONE: (602) 324-0122  
E-MAIL: kevind@kernpan.com

ARCHITECTS: dChang Architects, LLC  
5682 WEST GARRY DRIVE  
CHANDLER, ARIZONA 85226  
CONTACT: DUNCAN J. CHANG  
PHONE: (480) 299-0249  
E-MAIL: djchang@architects.com

### **site data**

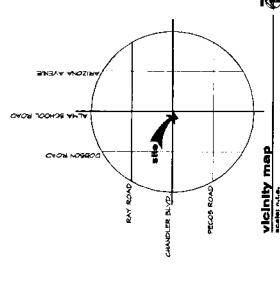
|                  |   |
|------------------|---|
| PARCEL NUMBER:   | 302715-5712                                   |
| EXISTING ZONING: | PAD (C-2 USES)                                |
| NET SITE AREA:   | 1.26 ACRES (55,013 S.F.)                      |
| EXISTING USE:    | RESTAURANT WITH DRIVE THRU                    |
| PROPOSED USE:    | BUILDING AREA: 3,503 S.F.                     |
| BUILDING AREA:   | TOTAL BUILDING AREA: 3,503 S.F.               |
| PAD A:           | SITE COVERAGE: 7.2%                           |
|                  | TOTAL PARKING SPACES REQUIRED: 24 SPACES      |
|                  | SEATED: 24 (24 indoors, 0 outdoors)           |
|                  | STANDING: 24 (16 indoors, 8 outdoors)         |
|                  | 900 S.F. (REMARKABLE AREA: 1,200 + 6 SPACES)  |
|                  | TOTAL PARKING PROVIDED: 24 SPACES (6 indoors) |
|                  | ACCESSIBLE SPACES REQUIRED: 2 SPACES          |
|                  | ACCESSIBLE SPACES PROVIDED: 2 SPACES          |

CHANDLER BLVD.



### **project description**

THIS PROJECT CONSISTS OF CONVERTING AN EXISTING BANK BUILDING WITH DRIVE THRU TO A NEW KRISPY KREME DOUGHNUTS RESTAURANT. CURRENTLY, THE BANK DRIVE THRU HEADS TOWARDS THE SOUTH AROUND THE BUILDING. THIS PROJECT REVISSES THE DRIVE THRU TO HEAD TOWARDS THE NORTH AROUND THE BUILDING. A NEW DRIVE THRU KINDDOULD BE PROVIDED ON THE EAST ELEVATION.



**Krispy Kreme Doughnuts**  
1055 West Chandler Boulevard  
Chandler, Arizona

**Kernpan**  
planning and design

dChang Architects, LLC  
Architects Interior Designers Planners  
Architectural Services

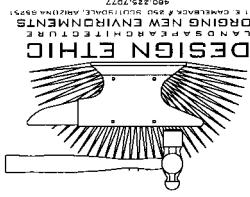
**Hot Glazed Enchantment, Inc.**

Project number: 13003

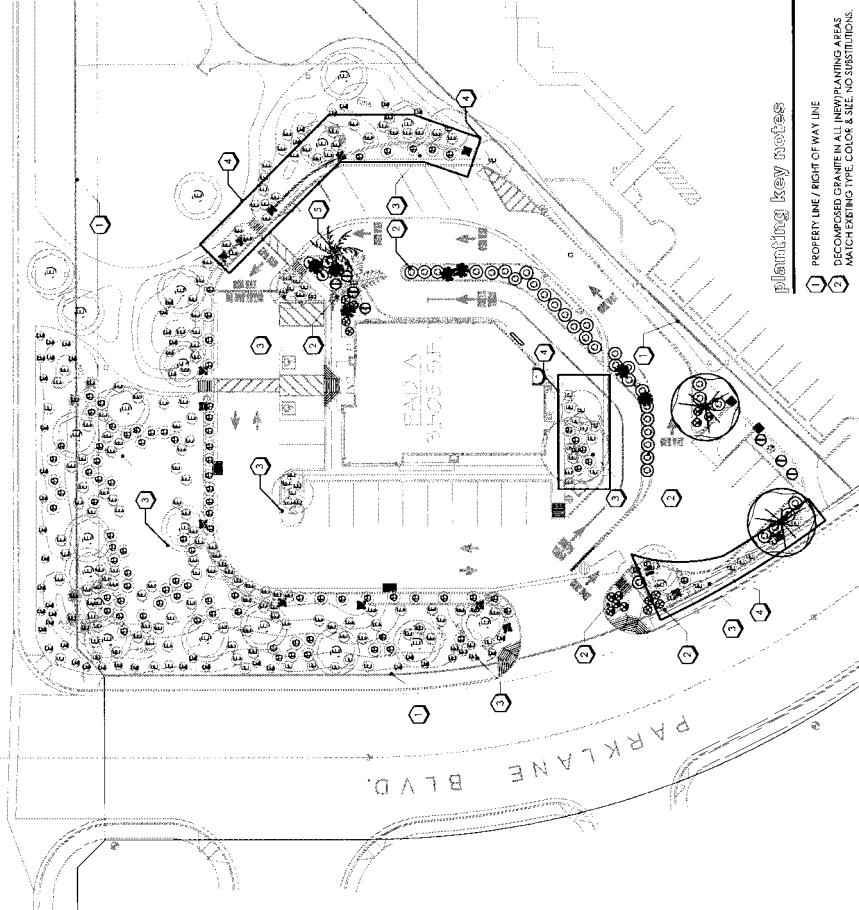
**SP-1**

PRELIMINARY  
NOT FOR CONSTRUCTION OR RECORDING

Date: July 18, 2013



| existing plantings     |      |
|------------------------|------|
| Bonsai name            | None |
| Bonsai name            | None |
| Bonsai trees           |      |
| DALBERGIA SESSO        | 1    |
| CLEA EUROPAEA          | 1    |
| SWAN MULONINE          | 1    |
| THEVENIA PERUVIANA     | 1    |
| YELLOW OLIVE           | 1    |
| existing palms         |      |
| CHAMAECYPARIS HUMILIS  | 5    |
| MEDITERRANEAN FAN PALM | 1    |
| PHOENIX DACTYLIFERA    | 1    |
| DATE PALM              | 1    |
| existing shrubs        |      |
| NEURIA OLEANDER        | 5    |
| PETITE FINGER OLEANDER | 1    |
| RUBIA PENINSULARIS     | 1    |
| BAJA RUELLIA           | 1    |
| existing groundcover   |      |
| CARES MACROCarpa       | 5    |
| BOWWOOD BEAUTY         | 1    |
| CONVOLVULUS CHORUM     | 1    |
| BUSH MORNING GLORY     | 1    |
| LANTANA DALLAS RED     | 4    |
| RED LANTANA            | 1    |
| trees                  |      |
| DALBERGIA SESSO        | 1    |
| SOCO                   | 1    |
| corns                  |      |
| CHAMAECYPARIS HUMILIS  | 1    |
| MEDITERRANEAN FAN PALM | 1    |
| studs                  |      |
| NEURIA OLEANDER        | 5    |
| PETITE FINGER OLEANDER | 1    |
| RUBIA PENINSULARIS     | 1    |
| BAJA RUELLIA           | 1    |
| groundcover            |      |
| CARES MACROCarpa       | 5    |
| BOWWOOD BEAUTY         | 1    |
| CONVOLVULUS CHORUM     | 1    |
| BUSH MORNING GLORY     | 1    |
| LANTANA DALLAS RED     | 4    |
| RED LANTANA            | 1    |
| inlets                 |      |
| DECOMPOSED GRANITE     | 5    |
| MADISON GOLD           | 1    |



IN THE STATE OF ARIZONA  
402-265-1100  
1-800-STA-KIT  
CARTER WILSON COMPANY

- ① PROPERTY LINE / RIGHT OF WAY LINE
- ② DECOMPOSED GRANITE IN ALL NEW PLANTING AREAS
- ③ MATCH EXISTING TYPE, COLOR & SIZE - NO SUBSTITUTIONS
- ④ DESTROY PLANT MATERIAL TO REHAB
- ⑤ REPLACE GRANITE & DAMAGED OR AFFECTION PLANT MATERIAL AFTER INSTALLATION OF NEW WALLS AND OTHER CONSTRUCTION. DO NOT USE NEW PLANT MATERIAL AS A CRASH CARRIER FOR EXISTING PLANT MATERIAL.
- ⑥ REMOVE EXISTING DATE PALM

SCALE: 1" = 20'-0"

#### Planting Key Notes

| planting plan |                              |
|---------------|------------------------------|
| PROJECT       | 1055 WEST CHANDLER BOULEVARD |
| DATE:         | 05/21/2013                   |
| DRAWN BY:     | R. PAUL                      |
| SUBMITTED:    |                              |
| REV'D:        |                              |

L.02 of L.08  
SHEET



## Exhibit 5 - Building Elevations

**Building Elevation Details:**

- North Elevation:** Shows dimensions 28'-4" TO TOWER, 25'-2" TO PARAPET, 25'-8" TO ROOF, 9'-0" TO STOREFRONT, 11'-0" TO ROOF, 9'-0" TO STONE, and 2'-0" FL.
- South Elevation:** Shows dimensions 21'-4" TO ROOF, 11'-8" TO CANOPY, 9'-0" TO STONE, and 2'-0" FL.
- West Elevation:** Shows dimensions 23'-2" TO PARAPET, 21'-4" TO ROOF, 11'-8" TO ROOF, 9'-0" TO ROOF, and 2'-0" FL.
- East Elevation:** Shows dimensions 23'-1" TO TOWER, 23'-2" TO PARAPET, 11'-8" TO ROOF, 9'-0" TO CANOPY, 11'-8" TO STONE, and 2'-0" FL.

**Notes:**

- All signage by separate permit.
- Signage area boundaries
- All roof mounted mechanical equipment shall be fully screened by panels with a pitch equal to or greater than the height point on the mechanical equipment.

**Color / Materials:**

|                           |                             |   |
|---------------------------|-----------------------------|---|
| PROPS - PLASTIC, VENEERED | PROPS - WOOD, MDF, MDF, PVC | PROPS - METAL, ALUMINUM, VINYL, POLYCARBONATE |
| PROPS - METAL, VINYL      | PROPS - WOOD, MDF, MDF, PVC | PROPS - METAL, ALUMINUM, VINYL, POLYCARBONATE |

**Conceptual Elevations:**

**Kerpan**  
planning and design  
**dChang Architects, LLC**  
Planning  
Architectural  
Interior  
Landscaping  
Engineering  
Construction  
Management

**Krispy Kreme Doughnuts**  
1055 West Chandler Boulevard  
Chandler, Arizona

**Hot Glazed Enchantment, Inc.**  
Project number: 13003  
Date: May 1, 2013

**EL-1**